

FORM A - AREA

Assessor's Sheets USGS Quad Area Letter Form Numbers in Area

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

11049A-J

Orleans

X

EAS.712-
722

Photograph



View of peninsula from south.

Town/City: Town of Eastham

Place: 3280-3298 State Highway

Name of Area: Nauset Haven Lakeside Condominiums

Present Use: residential condominium

Construction Dates or Period: pre-1845 & 1937-55

Overall Condition: good

Major Intrusions and Alterations: none

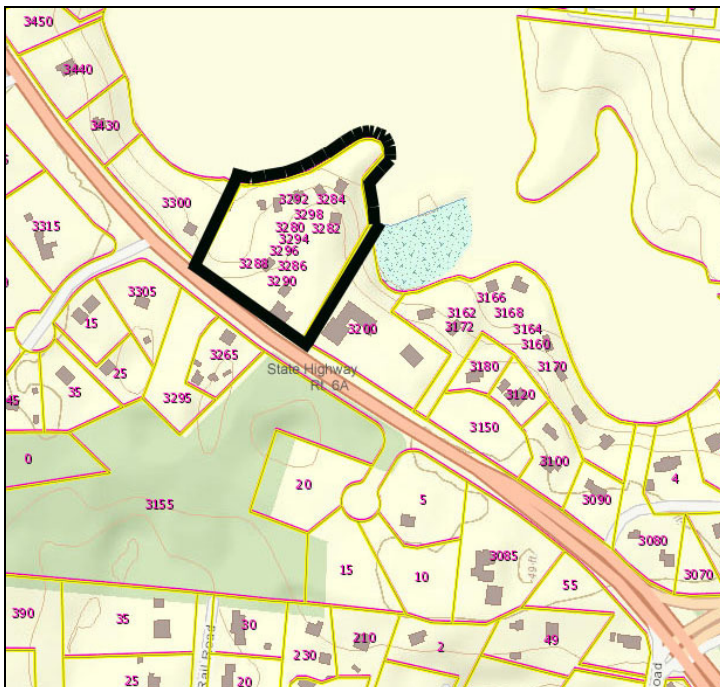
Acreage: 2.7 acres

Recorded by: Larson Fisher Assoc., Inc./Kathryn Grover

Organization: Eastham Historical Commission

Date: May 2013

Locus Map (north at top)



☒ see continuation sheet

INVENTORY FORM A CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

EASTHAM

3280-98 STATE HIGHWAY

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☒ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION

The subject property is located east of State Highway on a peninsula that juts out into the southwest side of Minister's Pond. The terrain is fairly hilly as it rises up from the grade of State Highway to a level space behind the main house used as a parking area. It dips slightly along the southeasterly boundary of the property as it runs out onto a promontory overlooking the pond and from there slopes to the north and west such that Unit 1 at the far western is much closer to the elevation of the pond and Unit 9, which is the only cottage without water frontage, has a walkout basement at its rear. The property has a single curb cut on State Highway providing access via a black-topped driveway up to the graveled parking area. A path of wood chips and pine needles extends northward from the parking pad down the gentle slope to cottages 8, 7, and 6 where it curves westward to reach cottages 1 through 5. Access to the pond between Condo Units 4 and 5 is provided via terraced landings (large steps) created with landscape ties. Many mature pines are scattered throughout the complex and there are small planting beds here and there in the common area as well as next to the individual cottages. Mature evergreen shrubs screen the front house.

The main house at 3280 (Condo Unit 10), the former Methodist Parsonage, retains much of its original Greek Revival styling with substantial cornice and corner pilasters and a trabeated door surround. A front gabled section to the left of the standard gable roof portion has eave returns that effect a broken bed pediment. It has a small brick center chimney in the side gabled portion; that section is a story-and-a-half in the front with the gable roof extending down to the top of the first floor in the rear to create a saltbox form. Cladding is wood clapboard on the front facade and wood shingles on the remainder of the house. Most of the windows appear to be the original six-over-six sash; those on the front have wood window blinds (louvered shutters). At least one window on the right (south) side has been altered, replaced with a casement window and one at the north edge of the six-bay rear facade has received a small oriel/bay window. The gabled dormer on the rear of the gabled section is also an addition. There are two rear entrances with early doors with four- and six-light windows. A low wood picket fence defines a small rear yard area while higher wood privacy fences extend from each side at the rear. A pergola off the rear facade looks to be the "porch" added in 2002.¹

A two-car garage located behind the parsonage has been converted to a shared game room for the condominium complex, but has maintained its overall form with front gable roof. It was likely built in the 1930s—as it has Craftsman-type three-over-one windows with vertical muntins. Its siting on a hillside resulted in an exposed foundation and at-grade basement access on the rear—with a sliding door, suggesting the lower level may have been used as a boathouse.

The earliest of the Nauset Haven cottages had two basic plans/forms within a rectangular footprint—one with a front gable roof, the other with a gable roof. Despite no detailed building permits for any of the cottages or main house are available, it is evident from comparison of footprints depicted on the site plans (see below) that some have had fairly significant additions. Units 1 through 8 are simple one-story cottages and were all constructed between 1937 and 1947. They have gable, front gable or cross-gable roofs. All but one have wood shingle siding, though their trim is painted in a variety of colors.

The four-room cottage at 3298 State Highway (Condo Unit 1), looks to be pretty much intact with its original six-over-six windows and original entrance door with window on the narrow, three-bay gable end (south facade). A small utility lean-to is on its right (east) side. The only noticeable addition to this cottage is the wood deck extending from its rear, water side.

The cottage at 3296 State Highway (Condo Unit 2) has five rooms. This early cottage appears to be unchanged. It has a gable roof, four-bay front facade and is two bays deep. It has retained its original six-over-six windows and front entrance door with window. A porch on its water side (north) is recessed under the gable roof.

Condo Unit 3 at 3294 State Highway is virtually identical in form and layout to Condo Unit 1. The only difference is that the small utility lean-to is on the left (west) side rather than on the right. Also, it has a newer wood deck extending from its north, water side.

Another of the cottages built between 1937 and 1947 is that at 3292 State Highway (Condo Unit 4). It is similar to the cottage at 3296 (Condo Unit 2) with its four-bay front facade. The main difference is that its water-side porch extends across the entire north gable end.

Condo Unit 5, 3290 State Highway is the only cottage that has been significantly altered in appearance and thus it isn't clear that it followed either of the models exemplified by Units 1 and 3 or Units 2 and 4. It has had a cross-gabled wing

¹ Town of Eastham records; the Assessor's property card notes a building permit dated May 1, 2002 for a "porch/deck."

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added to its south side as well as a large exterior brick chimney on the rear facade at its junction with the new wing. It appears that this addition required the entrance to be moved to the expanded left side. No doubt its residing with vinyl clapboard was done concurrently with the addition. A newer wood entrance deck is in place and an associated hipped roof shed (also vinyl sided) is located to the east of the house.

The cottage at 3288 State Highway (Condo Unit 6) was another of the early cottages. It was expanded at some point with an addition to its rear, water side, as revealed on the 1988 site plan (see below) and slight elevation in the rear part of its front gable roof. The northeast corner is a porch under the roof that covers that expansion, which was probably the location of a wood deck. This cottage has a three-bay front facade with a front gabled entrance canopy. The six-over-six windows all appear to have been retained. It has an exterior brick chimney on its right (east) side, another addition. Like the other earliest cottages, it has a small utility lean-to, but on its left (west) side.

Another of the cottages that have been altered is that at 3286 State Highway (Condo Unit 7). It has had a large room-sized cross-gabled, two-bay wide pavilion added to its front facade. This probably necessitated the entrance door being moved to its current location to the west of the addition. It also has had an exterior brick chimney added to the left (west) side. All its windows appear to have been replaced. A small utility lean-to is located on its right (east) side.

Condo Unit 8, at 3284 State Highway, has an almost square footprint, a gable roof with brick center chimney. There is a recessed porch under the gable roof to the left of the entrance in the north east corner—it has been glazed to create a three-season space. Its windows have been replaced, though they replicate the pattern of the original six-over-six type, and a hexagonal window has been added in the gable peak. A two-level wood entrance deck extends off the north side.

The most recently constructed cottage, is Condo Unit 9 at 3282 State Highway, built c. 1955, is slightly larger than others and has a walk-out basement. It has a gable roof, a four-bay front facade and has had a number of alterations including the installation of sliding glass doors on its right side/gable end that provide access to a newer wood deck. It is apparent that most of windows have been replaced with two-over-one sash.

HISTORICAL NARRATIVE

What is now the Nauset Haven Lakeside Condominium occupies ^{land} that belonged to the parsonage of Eastham's Methodist Episcopal Church at 3200 State Highway until 1924. In that year the church's trustees sold 3.6 acres of the parsonage land with its buildings to George A. and Ruth A. Whiting.² The buildings included 3280 State Highway, a house the town dates to 1830. A building marked "M. Parsonage" appears in this location on the 1858 map of Eastham as well as on the 1880 map. One 1845 deed, which transferred the house, a barn, and seven acres of land to the town's Methodist Episcopal Church and Society, referred to it as "the parsonage House & farm," and it had been part of the estate of Joshua P. Atwood (1784-1843).³ Atwood is listed in federal censuses in Eastham from 1820 to 1840 but never among the same householders; it is impossible to know if he himself ever lived at 3280 State Highway. As a parsonage the dwelling housed a remarkable number of ministers and their families. Between 1823, when the Eastham Methodist Episcopal Church was set off as its own "separate charge," and 1888, forty pastors served the town's Methodist congregation.⁴

George Albert Whiting was born in 1882 in South Braintree. He worked as a shoemaker in that town in 1900. In 1905 he married Ruth Angella Golladay, a native of Los Angeles then living in Stoneham. By 1910 Whiting was a railroad ticket agent in Braintree and he and his wife had two children—Georgie F. and Joseph R (later J. Robert Whiting). In 1929, five years after buying the 3280 State Highway property, Whiting was shown as a station agent in the directory, and the 1930 census shows him with the same occupation and \$10,000 in real property. His 1942 draft registration card shows him as employed by the New York, New Haven, and Hartford Railroad at Wellfleet.

Tax records for 1931 show Whiting with a house valued at \$1,380, a barn and shed, a five-acre homestead and woodland lot, and 11.5 acres elsewhere in Eastham. His wife Ruth is shown with a roadside stand valued at \$200 and three house lots. Six years later tax records show Whiting with the house, the barn, and a cottage valued at \$200 on a 3.6-acre homestead lot, while Ruth Whiting was taxed on the value of two house lots.

² William F. Knowles, Harriet B. Knowles, Albert D. Moore, Eva M. Moore, Chester F. Horton, Clara L. Horton, Minnie C. Cole, and Albion F. Rich, trustees Methodist Episcopal Church and Society, to George A. and Ruth A. Whiting, 28 February 1924, Barnstable County Registry of Deeds (BCD) 402:373.

³ Joshua Higgins et al., executors will Joshua P. Atwood, to trustees Methodist Episcopal Church and Society, 10 February 1845, Barnstable County Registry of Deeds (hereafter cited as BCD) 39:280.

⁴ Simeon L. Deyo, ed., *History of Barnstable County, Massachusetts, 1620-1890* (New York: H. W. Blake, 1890), 732.

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In October 1937 George Whiting sold 3280 State Highway to Harris H. and Edith L. Etter of Newton, Massachusetts, but he continued to own a nearby parcel with two cottages valued at \$500 each and a shed.⁵ He died in 1951.⁶ Tax records for 1947 show Harris Etter with the 3.6-acre lot, a house (3280 State Highway) valued at \$3000, a garage, and eight cottages, three of them valued at \$400 each and the remainder at \$600 each.

Born in Nova Scotia in 1878, Harris Harding Etter immigrated to Boston in 1908 and worked as a house builder. It was almost certainly he who built all the original cottages on the subject property. In 1909 his wife Edith came from Nova Scotia with the couple's children Lillian, Gertrude, and Robert to join him in Boston. The 1920 census shows the family in a Boston lodging house, and by 1930 the Etters had moved to Wellesley. The 1940 census shows Harris and Edith Etter on State Highway in Eastham; he was still working as a house builder, though during the World War II he took a job at Hingham Shipyard.

In September 1952 the Etters sold the 3280-98 State Highway property to William T. Knowles of Eastham.⁷ Knowles is shown in 1954 tax records with the house, garage, a cottage valued at \$500, and seven cottages valued together at \$4900. In 1957, after his death, his executrix sold the cottage complex to Wallace S. and Katherine B. Woodworth, who owned it until 1965. The subject property changed hands seven times before 1999, when Clinton and Barbara A. List of 3280 State Highway sold it to Rubin Enterprises of East Orleans, which had already recorded a master deed converting the dwellings into Nauset Haven Lakeside Condominium.⁸ By then the lot was 2.59 acres, a portion having been transferred back to the Eastham United Methodist Church.⁹ The master site plan of 1998 shows ten units plus the garage associated with Unit 10 (3280 State Highway), which had by then been converted into a game room and tool shed.

The Nauset Haven lakeside condominium complex includes ten units, Units 1-8 being one story with no basement, Unit 9 one story with a basement, and Unit 10 a larger one-story with a partial basement.

3280 State Highway. The oldest dwelling in the complex is Unit 10 at 3280 State Highway; deeds show it dates to before 1845. In 2002 Rubin Enterprises deeded the property to Joan K. Rubin of Orleans.¹¹ It was this building that served for decades as the Methodist parsonage. The floor plan of the dwelling shows a round "Cape Cod" cellar.

3282 State Highway. Unit 9 in the complex, 3282 State Highway is the newest of the cottages, built c. 1955. In 2001 Gray E. and Mary G. Zenobia of Monroe, Connecticut, acquired the property and are its current owners.¹²

3284 State Highway. In 2002 Joan K. Rubin acquired 3284 State Highway, Unit 8, and 3296 State Highway, Unit 2, in addition to the 3280 State Highway house. It has changed hands relatively often. The current owners, Thomas and Renise Beuchene of Norton, Massachusetts, acquired it in 2010.¹³

3286 State Highway. Unit 7, 3286 State Highway is one of six cottages constructed between 1937 and 1947, which suggests that Harris Etter built these cottages shortly after acquiring the parcel from the Whitings. In 2000 Rubin Enterprises sold it to Joseph W. and Patricia A. Bezak of Haganan, New York; it is now owned by Edward P. and Sara H. Steinbauer of North Wales, Pennsylvania.¹⁴

3288 State Highway. Among the earliest cottages, 3288 State Highway is Unit 6. James P. Corradino and Gina M. Troisi of Norwalk, Connecticut, acquired the cottage from Rubin Enterprises in 2001 and are its current owners.¹⁵

3290 State Highway. Unit 5 was another one of the earliest cottages. One of three acquired by Joan Rubin in 2002, the cottage is now owned by Emil A. Davis and Brian C. Davis of Merrimack, New Hampshire.¹⁶

⁵ George A. and Ruth Whiting to Harris H. and Edith L. Etter, Newton, 2 October 1937, BCD 528:521.

⁶ In 1954 tax records show his son J. Robert Whiting as owner of the "G. Whiting Pl," which then contained 7.10 acres, a shed, the "snow studio" valued at \$2000, a "trailer cottage" valued at \$400, two more cottages valued at \$900 and \$1000 respectively, and a "camp" valued at \$300. These cottages were nearby, but exactly where is not yet known.

⁷ Harris H. and Edith L. Etter to William T. Knowles, 27 September 1952, BCD 823:141.

⁸ Gladys G. Knowles, Clearwater FL, executrix will William T. Knowles, to Wallace S. and Katherine B. Woodworth, 14 June 1957, BCD 976:542; Clinton B. and Barbara A. List, 3280 State Highway, to Rubin Enterprises, East Orleans, 4 January 1999, BCD 11966:101; Rubin Enterprises Inc., East Orleans, master deed, Nauset Haven Lakeside Condominium, 8 October 1998, BCD 11966:105.

⁹ "Plan Showing Division of Land in Eastham, MA, Prepared for the Board of Trustees, Eastham United Methodist Church," 12 May 1983, Barnstable County Registry of Deeds Plan (hereafter cited as BCP) 374:69.

¹⁰ "Master Site Plan: Nauset Haven Lakeside Condominium, Eastham, MA, Prepared for Rubin Enterprises, Inc.," 15 September 1998, BCP 546:30-33.

¹¹ Rubin Enterprises to Joan K. Rubin, Orleans, MA, 2 January 2002, BCD 14660:32. The Cape Cod cellar is shown on the last page of this deed.

¹² Rubin Enterprises Inc., East Orleans, to Gary E. and Mary G. Zenobia, Monroe CT, 2 January 2001, BCD 13464:140.

¹³ Rubin Enterprises to Joan K. Rubin, 15 January 2002, BCD 14744:118; Ray and Deborah Gigante Grindell, Hyannis, to Thomas and Renise Beuchene, Norton, 9 February 2010, BCD 24359:344.

¹⁴ Rubin Enterprises to Joseph W. and Patricia A. Bezak, Haganan NY, 31 May 2000, BCD 13043:175; Katherine Hume Detor Centerport NY, to Edward P. and Sara H. Steinbauer, North Wales PA, 28 April 2005, BCD 19767:26.

¹⁵ Rubin Enterprises to James P. Corradino and Gina M. Troisi, Norwalk CT, 2 January 2001, BCD 13464:158.

¹⁶ Deborah Gigante Grindell and Ray Grindell to Emil A. Davis and Brian C. Davis, Merrimack NH, 29 June 2004, BCD 18776:69.

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3292 State Highway: Unit 4, built in 1937, is numbered 3292 State Highway. In 1999 Rubin Enterprises sold the unit to James E. and Carol J. Schessler of Madison, New Jersey, who in turn sold it to George H. and Margaret M. Logan in 2002.¹⁷

3294 State Highway: Unit 3 was acquired from Rubin Enterprises by Oscar Edward Olson Jr. and Molly B. Olson of Salt Point, New York, in 1999; they remain its current owners.¹⁸

3296 State Highway: Unit 2 was among the first six built. Originally acquired by Joan K. Rubin, it is now owned by Elizabeth and M. Gilbert Lawrence of Newton Center.¹⁹

3298 State Highway: Dated to 1940, Unit 1 was first owned as a first condominium unit by Valerie Wood Gillen of Cambridge. She sold it in 2004 to current owners Linda Dittmar and Deborah Bright, also of Cambridge.²⁰

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MAPS

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PROPERTY DATA SHEET

MHC #s	Map	Parcel	Ext	Unit #	St #	Street Name	Year Built	Style/Form
EAS.712	11	49	J	10	3280	STATE HWY	pre-1845;	Greek Revival (former Methodist Parsonage)

¹⁷ Rubin Enterprises to James E. and Carol J. Schessler, Madison NJ, 4 January 1999, BCD 11966:177; Schessler to George H. and Margaret M. Logan, 9 May 2002, BCD 15141:72.

¹⁸ Rubin Enterprises to Oscar Edward Olson Jr. and Molly B. Olson, Salt Point NY, 4 January 1999, BCD 11966:164.

¹⁹ Rubin Enterprises to Joan K. Rubin, 15 January 2002, BCD 14744:118; Patricia G. Toalson, trustee, to Elizabeth M. and M. Gilbert Lawrence, 27 October 2006, BCD 21470:334.

²⁰ Rubin Enterprises to Valerie Wood Gillen, Cambridge MA, 25 August 2000, BCD 13205:261; Gillen to Linda Dittmar and Deborah Bright, Cambridge, 19 November 2004, BCD 19265:84.

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EAS.713	11	49	J	10	3280	STATE HWY	1937-47	garage associated w/Parsonage
EAS.714	11	49	I	9	3282	STATE HWY	c. 1955	1-story cottage - Res. Condo
EAS.715	11	49	H	8	3284	STATE HWY	1937-47	1-story cottage - Res. Condo
EAS.716	11	49	G	7	3286	STATE HWY	1937-47	1-story cottage - Res. Condo
EAS.717	11	49	F	6	3288	STATE HWY	1937-47	1-story cottage - Res. Condo
EAS.718	11	49	E	5	3290	STATE HWY	1937-47	1-story cottage - Res. Condo
EAS.719	11	49	D	4	3292	STATE HWY	1937-47	1-story cottage - Res. Condo
EAS.720	11	49	C	3	3294	STATE HWY	1937-47	1-story cottage - Res. Condo
EAS.721	11	49	B	2	3296	STATE HWY	1937-47	1-story cottage - Res. Condo
EAS.722	11	49	A	1	3298	STATE HWY	1937-47	1-story cottage - Res. Condo

Unit numbers (in red) locate the cottages in the site plan, below.

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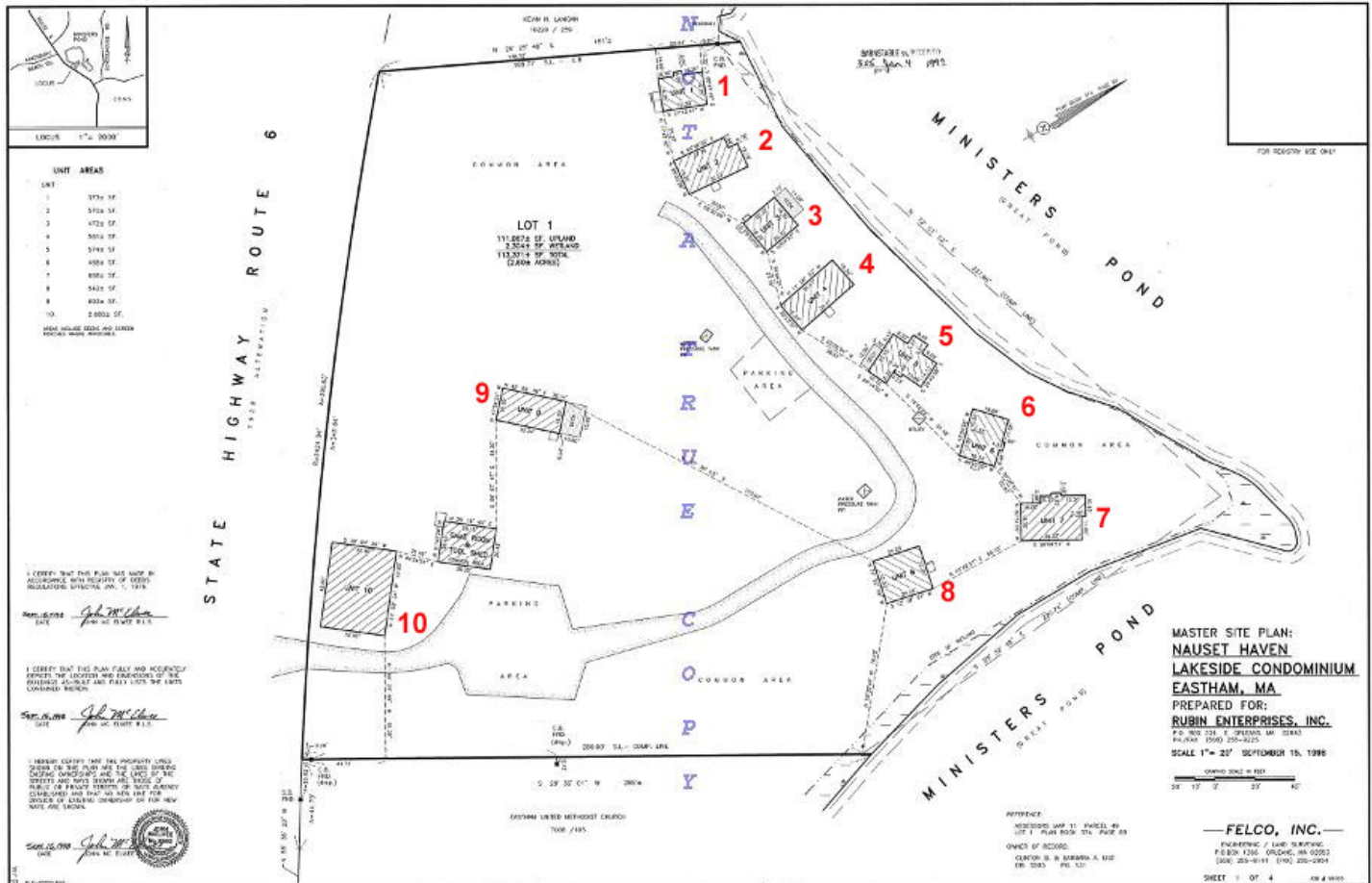
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SITE PLAN



The 1998 master site plan for Nauset Haven Lakeside Condominium (BCP 546:30) shows the ten units and the game room/tool shed, once the garage to 3280 State Highway. The Unit numbers in red are referred to in the text, the Property Data Sheet, above, and photos below.

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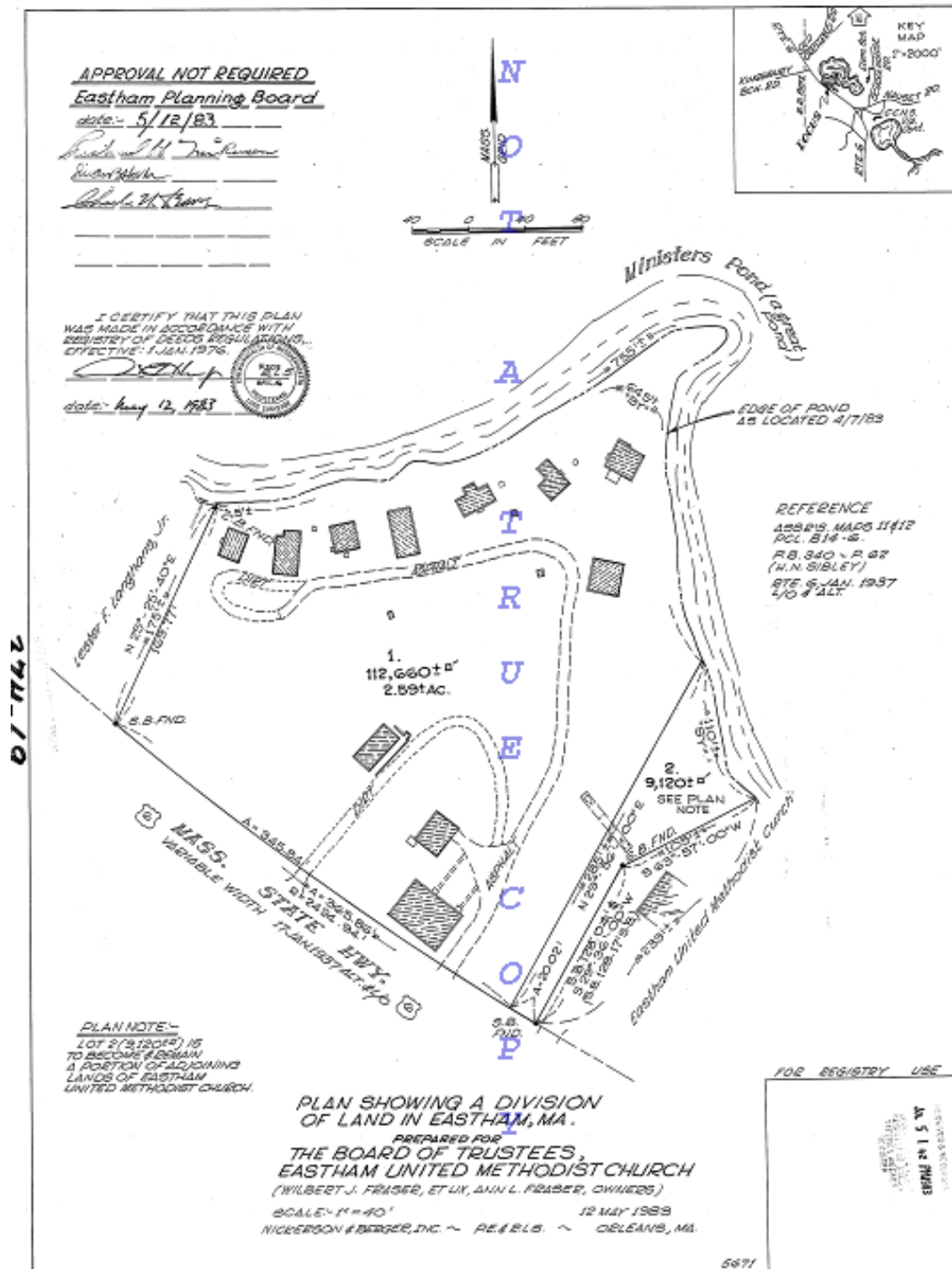
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SUPPLEMENTARY IMAGES



This 1988 plan depicts the Etter cottages at the time a portion of the original 3.6-acre parcel was deeded to the Eastham Methodist congregation. The former Methodist Parsonage at 3280 State Highway is the southernmost building on the lot. The westernmost cottage, Unit 1, was built c. 1940; Units 2-7 ranging east from it along water's edge were built 1938-47.

PHOTOGRAPHS

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(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)



Sign along State Hwy. for Nauset Haven. EAS.712: View from southeast of the historic Methodist Parsonage at 3280 State Hwy.



Two views of 3280 State Hwy. from northeast; the garage, on right (EAS.713) has been converted to a game room.

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EAS.714: State Hwy. 3282 (Unit 9/I), view from northeast.



EAS.715: State Hwy. 3284 (Unit 8/H), view from south.



EAS.716: State Hwy. 3286 (Unit 7/G), view from west.



EAS.717: State Hwy. 3288 (Unit 6/F), view from southwest.



EAS.718: State Hwy. 3290 (Unit 5/E), view from southwest.



EAS.719: State Hwy. 3292 (Unit 4/D), view from south.

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EAS.720: State Hwy. 3294 (Unit 3/C), view from west.



EAS.721: State Hwy. 3296 (Unit 2/B), view from south.



EAS.722: State Hwy. 3298 (Unit 1/A), view from southwest.



EAS.713: Accessory building (former garage) associated with 3280 State Hwy. (Unit 10) view from northeast.

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National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☐ Eligible **only** in a historic district
☐ Contributing to a potential historic district ☒ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Jill Fisher

The criteria that are checked in the above sections must be justified here.

This cottage colony is an essentially intact example of the mid-20th century development of such tourist-related services that have come to play a major role in the economy of Eastham in particular and the whole of Cape Cod in general. Each of the nine cottages exemplify the casual living arrangements for seasonal enjoyment of the waterfront environment. And while almost all of the cabins have had some alterations over the past 50 years, the overall historic character of the colony has been retained as a testimony to its owner-builder, Harris Etter. The Nauset Haven colony is unique among the colonies in this town due to its inclusion of the ca. 1830 former Methodist Parsonage in a nearly pristine condition that represents the transition of uses over centuries. Thus, it appears to be eligible for the National Register of Historic Places at a local level of significance under criteria A and C.